

REVISED
PLANNING AND ZONING COMMISSION
Wednesday, June 1, 2016
STUDY SESSION 4:30 P.M. & REGULAR MEETING 5:30 P.M.
COUNCIL CHAMBERS
88 EAST CHICAGO STREET

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 4:30 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, June 1, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 5/27/2016 9:57 AM

NOTE: Items listed under Section 5 of this Agenda marked by an asterisk (*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES**

Minutes of the regular meeting of May 18, 2016.

5. **ACTION ITEMS:**

A * **APL16-0002 PETERSON FARMS AREA PLAN AMENDMENT/DVR16-0010 QUIKTRIP**

Request Area Plan Amendment to the Peterson Farms (Section 7) Area Plan from Low Density Residential to Commercial, along with rezoning from Agricultural to Planned Area Development for commercial uses including a fuel station for 24-hour uses under the Late Hour Business Policy, and Preliminary Development Plan approval for site layout and building architecture for a fuel station. The subject site is located at the northeast corner of Gilbert and Queen Creek roads. **(REQUEST CONTINUANCE TO THE JUNE 15, 2016, PLANNING COMMISSION HEARING)**

B. * DVR16-0002 SAN MARCOS DRIVE CUSTOM HOME

Request rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential with Preliminary Development Plan (PDP) for site layout and building design for one single-family residential home on property located at 900 W. San Marcos Drive, east of Alma School Road and north of Frye Road.

C. * LUP16-0008 THE CASUAL PINT

Request Liquor Use Permit approval to sell and serve beer and wine for on-premise consumption indoors and within a new outdoor patio and to sell liquor “to-go” in original, unopened containers as permitted under a Series 7 Beer and Wine Bar License, including indoor live music. The new business is located at 1095 West Queen Creek Road, Suite 8, west of the southwest corner of Alma School and Queen Creek roads.

D. * LUP16-0009 COCONUTS FISH CAFÉ

Request Liquor Use Permit approval to sell and serve spirituous liquor for on-premise consumption indoors and within a new outdoor patio as permitted under a Series 12 Restaurant License. The new business is located at 1155 West Ocotillo Road, Suite 1, the southwest corner of Alma School and Ocotillo roads.

E. * LUP16-0010 FIRED PIE

Request Liquor Use Permit approval to sell and serve spirituous liquor for on-premise consumption indoors and within a new outdoor patio as permitted under a Series 12 Restaurant License. The new business is located at 1155 West Ocotillo Road, Suite 8, the southwest corner of Alma School and Ocotillo roads.

F. * LUP16-0012 GOOD TIME CHARLI’S

Request Liquor Use Permit approval to sell and serve spirituous liquor for on-premise consumption indoors and within an outdoor patio as permitted under a Series 12 Restaurant License, and request live music indoors and within an outdoor patio at a new restaurant located at 6045 West Chandler Boulevard, Suite 7, the southwest corner of Chandler Boulevard and Kyrene Road.

G. * LUP16-0013 QUIKTRIP

Request Liquor Use Permit approval to sell beer and wine as permitted under a Series 10 Beer and Wine Store License for off-premise consumption at a new convenience store. The subject site is located at the northeast corner of Gilbert and Queen Creek roads. **(REQUEST CONTINUANCE TO THE JUNE 15, 2016, PLANNING COMMISSION HEARING)**

H. * ZUP16-0007 PINNACLE CROSSFIT

Request Use Permit approval for a personal trainer/fitness center within a Planned Industrial District with a Planned Area Development overlay (I-1/PAD) that allows for industrial, retail showroom, and motorcycle sales with accessory repair uses. The subject site is located at 3245 North Arizona Avenue, Suite 10, within Pollack Business Park North, southeast corner of Arizona Avenue and Chilton Drive.

6. DIRECTOR'S REPORT

7. CHAIRMAN'S ANNOUNCEMENT

Next regular meeting is June 15, 2016 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

9. ADJOURNMENT